

1165R Massachusetts Avenue

Ch. 40B ZBA Submission

Section 3.2.7 Preliminary Scaled Architectural Drawings

Please see the enclosed Preliminary Scaled Architectural Drawings set containing the following:

PRELIMINARY SITE DEVELOPMENT PLANS				
ZBA SECTION NO.	SHEET/ DWG NO.	TITLE	DATE	REVISED FOR FINAL APPROVAL
3.2.7	A000	Title Sheet	June 18, 2020	April 6, 2021
3.2.7	L101	Landscape Plan	June 16, 2020	May 27, 2021
3.2.7	L102	Planting Plan	-	May 27, 2021
3.2.7	A001	3D Views	June 18, 2020	April 6, 2021
3.2.7	A002	Site Plan	June 16, 2020	April 6, 2021
3.2.7	A003	Overall Floor Plans	June 16, 2020	May 28, 2021
3.2.7	A004	Building #1, #3, #4 First Floor Plan	June 16, 2020	April 6, 2021
3.2.7	A005	Building #1, #4 Second Floor Plan	June 16, 2020	April 6, 2021
3.2.7	A006	Building #1, #4 Third Floor Plan	June 16, 2020	April 6, 2021
3.2.7	A007	Building #1, #4 Fourth Floor Plan	June 16, 2020	April 6, 2021
3.2.7	A008	Building #4 Fifth & Sixth Floor Plans	June 16, 2020	April 6, 2021
3.2.7	A009	Building #4 Roof Plan	June 16, 2020	April 6, 2021
3.2.7	A010	Building #2 Floor Plans	June 16, 2020	April 6, 2021
3.2.7	A011	Typical Unit Plans	June 16, 2020	April 6, 2021
3.2.7	A012	Building #1, #4 Elevations	June 16, 2020	April 6, 2021
3.2.7	A013	Building #2 Elevations	June 16, 2020	April 6, 2021
3.2.7	A014	Building Sections & Building #3 Elevations	June 16, 2020	April 6, 2021



Redevelopment of 1165R Massachusetts Avenue

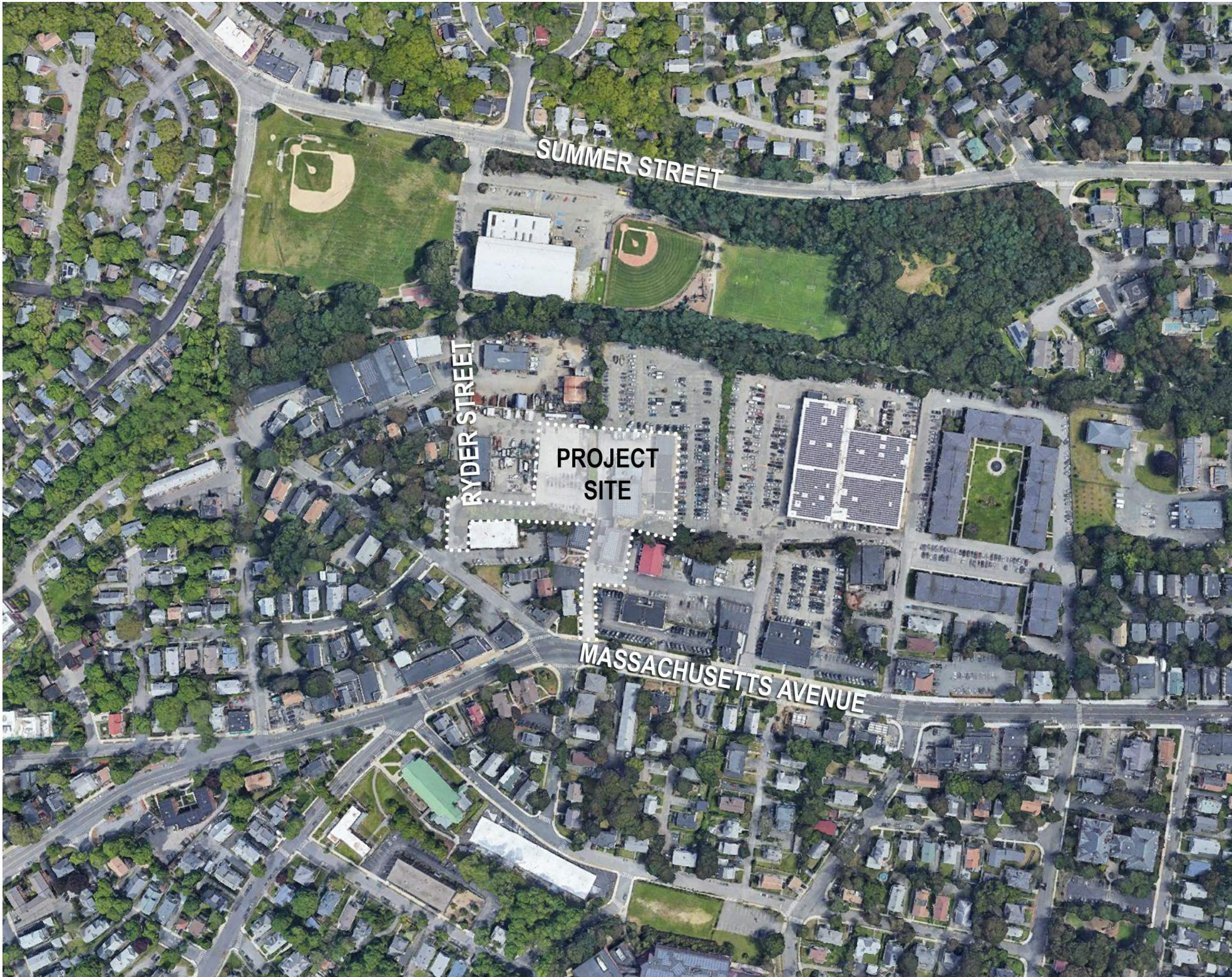
Arlington, MA

Drawing List

C-301	Site Layout Plan
C-401	Grading and Drainage Plan
C-501	Utility Plan
L-100	Landscape Plan
A001	3D Views
A002	Site Plan
A003	Overall Floor Plans
A004	Building #1, #3, #4 First Floor Plan
A005	Building #1, #3, #4 Second Floor Plan
A006	Building #1, #3, #4 Third Floor Plan
A007	Building #1, #3, #4 Fourth Floor Plan
A008	Building #1, #3, #4 Fifth & Sixth Floor Plans
A009	Building #4 #1 & #3 Roof Plan
A010	Building #2 Floor Plans
A011	Typical Unit Plans
A012	Building #1, #4 Elevations
A013	Building #2 Elevations
A014	Building Sections & Building #3 Elevations



Existing Site Plan

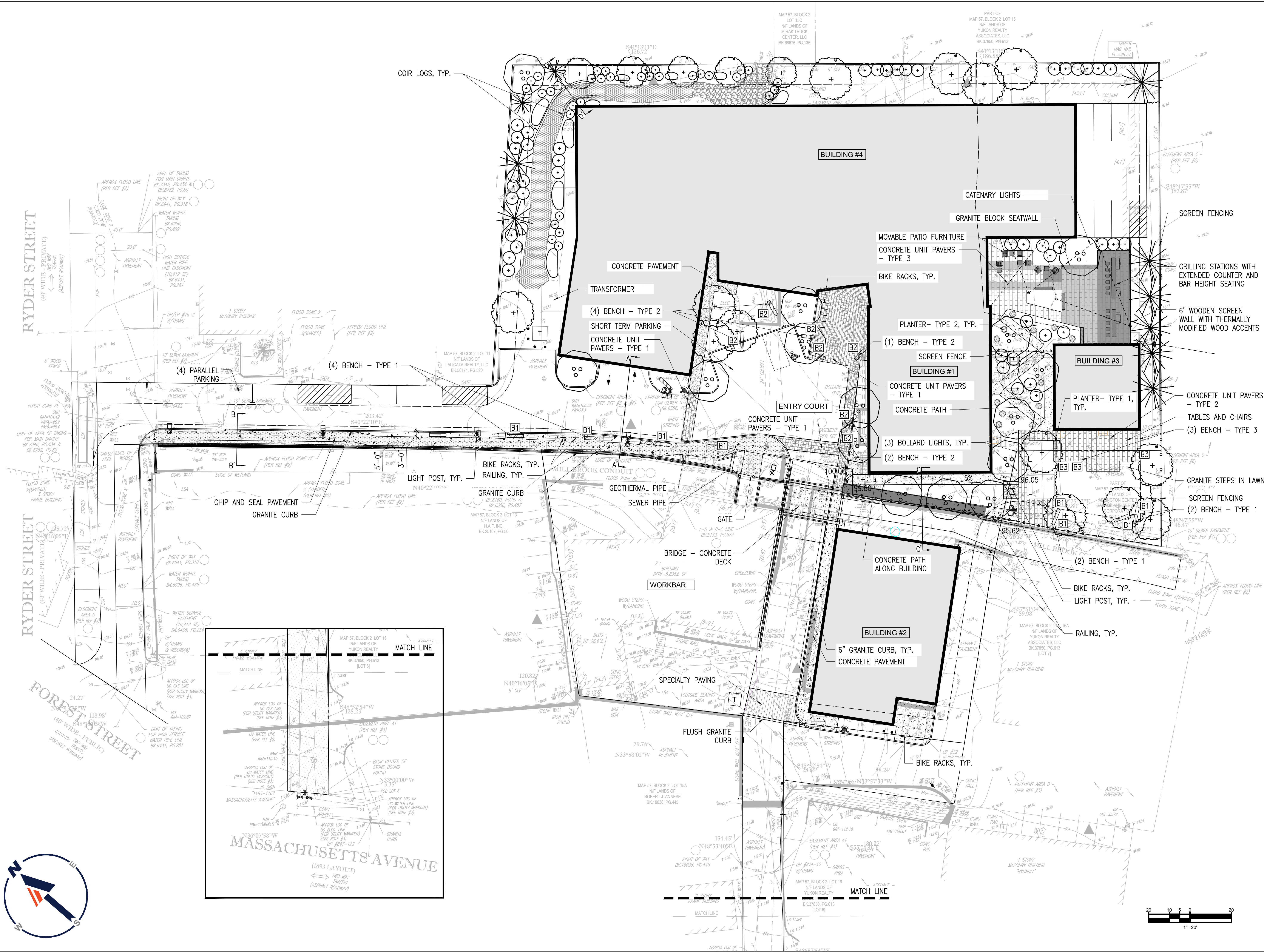


Location Plan

ARCHITECT bh+a Bergmann Handrie + Archetype, Inc. 9 Channel Center Street, Suite 300 Boston, MA 02210 (617) 350-0450
PROJECT NAME Redevelopment of 1165R Mass. Avenue 1165R Massachusetts Avenue, Arlington, MA 02476
CLIENT 1165R Mass MA Property LLC c/o Spaulding & Siye Investments One Post Office Square 28th Floor Boston, MA 02109
PROJECT TEAM Structural Engineer Velas & Velas 639 Granite St. Scarsdale, MA 02184 (781) 843-2863 MEPFP Engineer WoodyBarber & Associates, Inc. 1076 Washington St Hanover, MA 02339 (781) 826-4144 Civil Engineer Bohler Engineering 352 Turnpike Road Southborough, MA 01772 (508) 480-9500 Landscape Architect Kyle Zick Landscape Architecture 36 Bromfield St, Suite 202 Boston, MA 02109 (617) 451-1018

REVISIONS
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DRAWING TITLE
Cover Page
DRAWING INFORMATION
April 6, 2021 DATE OF ISSUE MassHousing DESCRIPTION SCALE 3/4"=1'-0" DRAWN BY VSMB 3/4"=1'-0" PROJECT # Building 4.rvt FILE NAME
DRAWING NUMBER

A000



ARCHITECT

bh+a

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9 Channel Center Street
Boston, MA 02210
617 350-0450 Tel
www.bhplus.com

PROJECT NAME

**Redevelopment
of 1165R
Massachusetts
Avenue**

1165R Massachusetts Avenue,
Arlington, MA

CLIENT

**1165R Mass MA
Property LLC**

c/o Spaulding & Slye Investments
One Post Office Square
26th Floor
Boston, MA 02109

PROJECT TEAM

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Boston, MA 02108
(617) 338-0063

Landscape:
Kyle Zick Landscape Architecture
36 Bromfield Street, Suite 202
Boston, MA 02108

Revisions

#	Description	Date

DRAWING TITLE

**Layout and
Materials
Plan**

DRAWING INFORMATION

May 27, 2021

DATE OF ISSUE

Design Development

DESCRIPTION

1"=20'-0"

SCALE

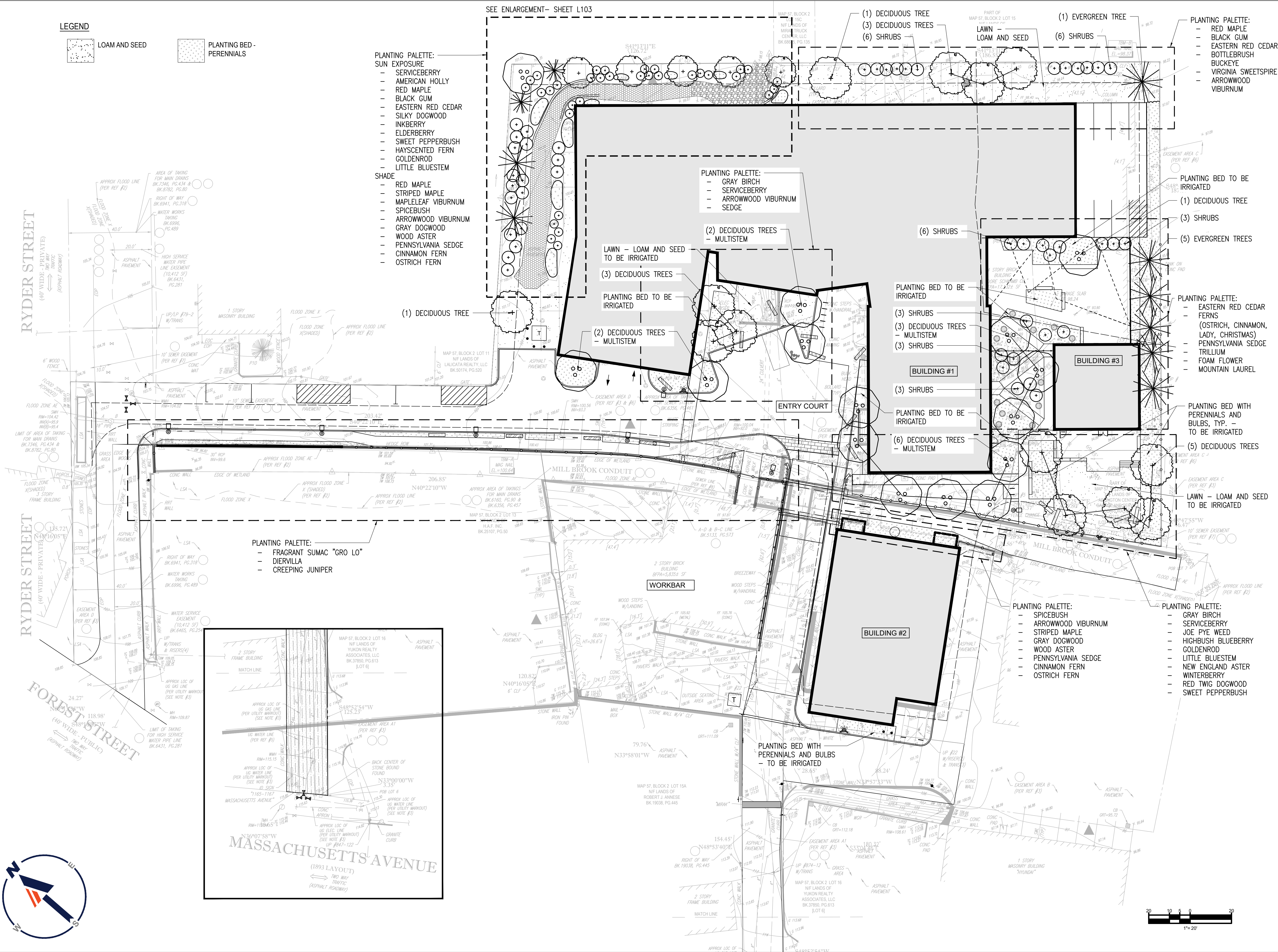
3426.00

PROJECT #

DRAWING NUMBER

L101

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ARCHITECT

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9 Channel Center Street
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www.bhplus.com

PROJECT NAME

**Redevelopment
of 1165R
Massachusetts
Avenue**

1165R Massachusetts Avenue,
Arlington, MA

CLIENT

**1165R Mass MA
Property LLC**

c/o Spaulding & Slye Investments
One Post Office Square
26th Floor
Boston, MA 02109

PROJECT TEAM

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639 Granite St
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Landscape:

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Boston, MA 02108

Revisions

#	Description	Date

DRAWING TITLE

Planting Plan

DRAWING INFORMATION

May 27, 2021

DATE OF ISSUE

Design Development

DESCRIPTION

1"=20'-0"

SCALE

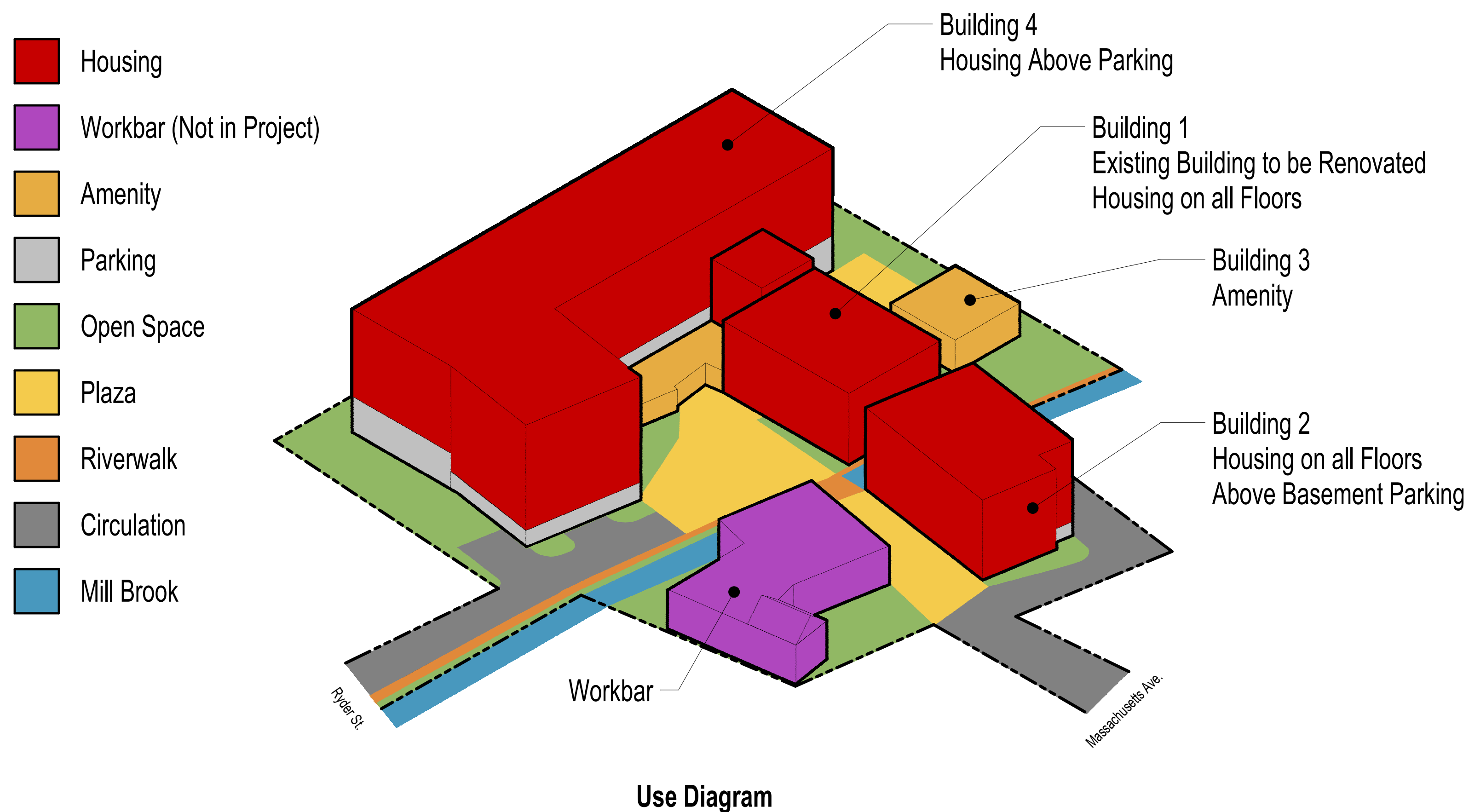
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PROJECT #

DRAWING NUMBER

L102

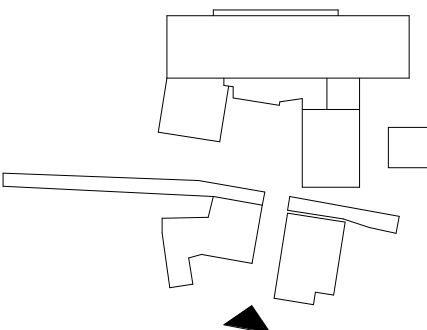
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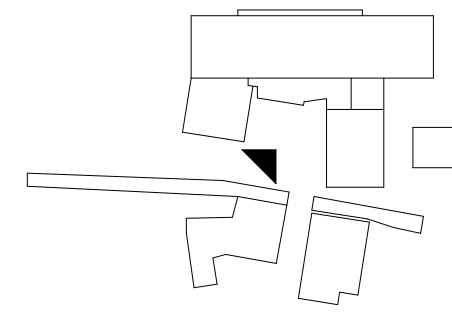
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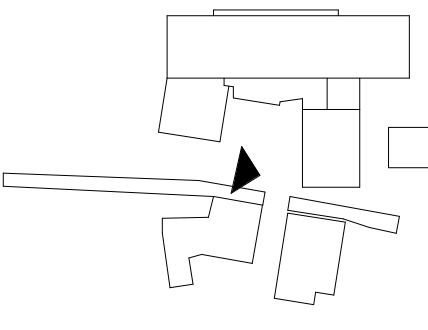
WIDENING THE BRIDGE: Existing & Proposed



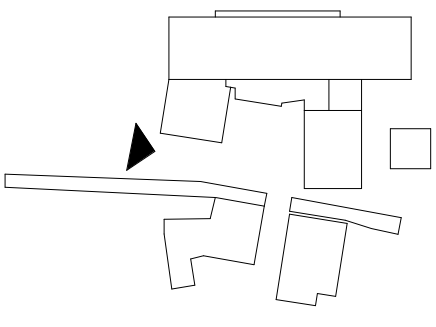
View at "Entry" to 1165R



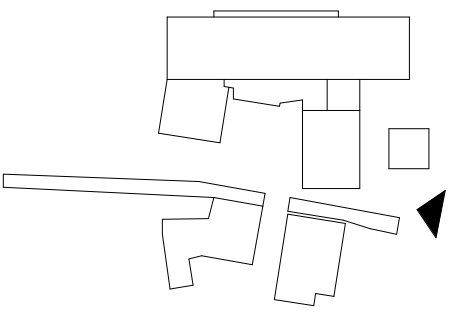
View of Building 4 and Building 1 with Common Entry



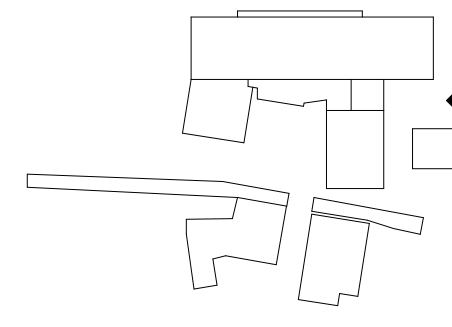
View along Mill Brook between Building 1 and 2



View Along Mill Brook looking East



View of Eastern Courtyard Spaces



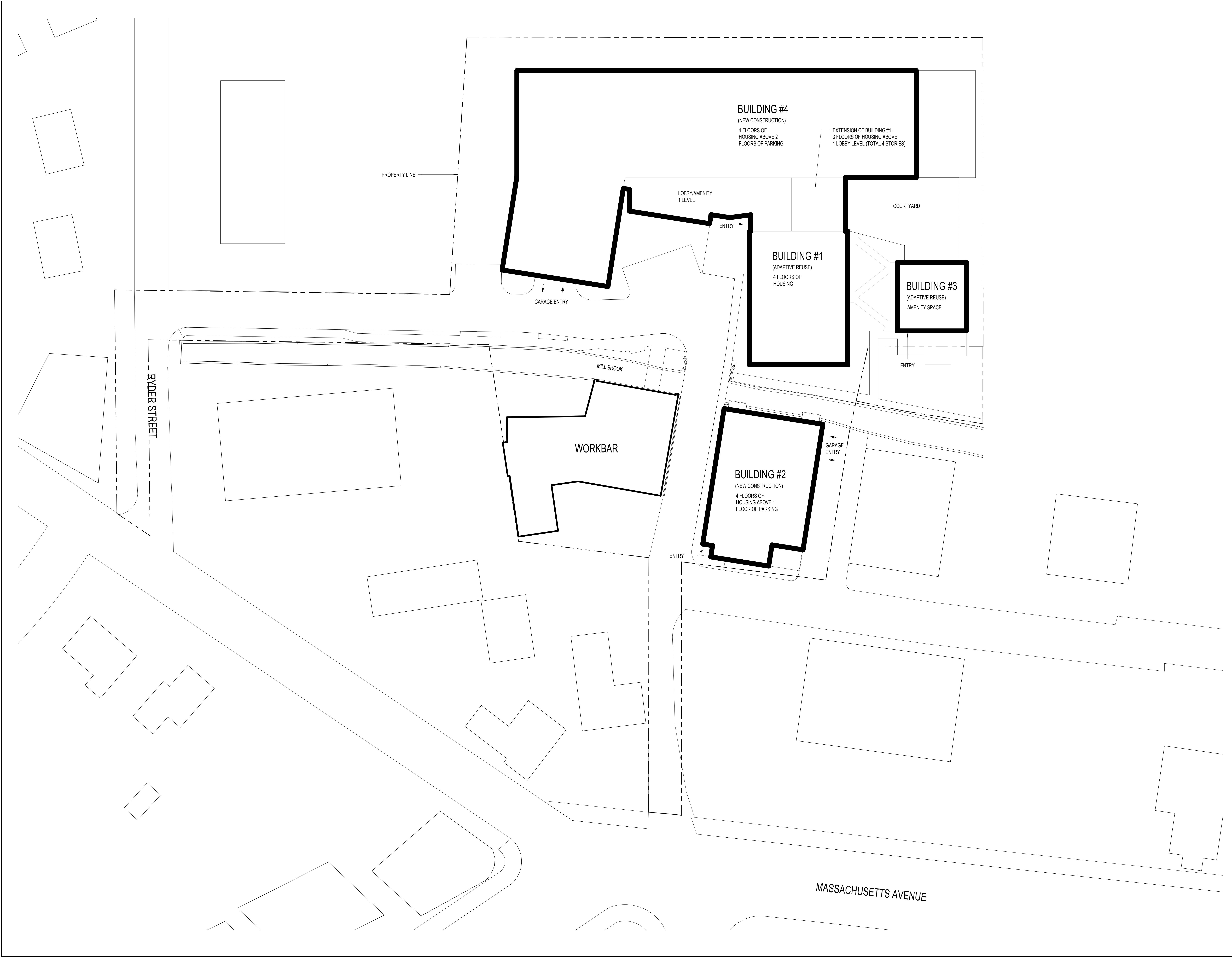
View of Building Exterior Amenity Space

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DRAWING TITLE
3D Views

DRAWING INFORMATION
April 6, 2021 DATE OF ISSUE
MassHousing DESCRIPTION
12" = 1'-0" SCALE
VSMB DRAWN BY
3426.00 PROJECT #
VSMB FILE NAME

DRAWING NUMBER
A001



ARCHITECT

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PROJECT NAME

**Redevelopment of
1165R Mass.
Avenue**
1165R Massachusetts Avenue,
Arlington, MA 02476

CLIENT

**1165R Mass MA
Property LLC**
c/o Spaulding & Siye Investments
One Post Office Square
28th Floor
Boston, MA 02109

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REVISIONS

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DATE

DRAWING TITLE

Site Plan

DRAWING INFORMATION

April 6, 2021
DATE OF ISSUE

Mass Housing
DESCRIPTION

1" = 20'-0"
SCALE

VSMB
DRAWN BY
VSMB, Arlington, MA, PLO
Building 4.rvt
PROJECT #
FILE NAME

DRAWING NUMBER

A002

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1 First Floor Plan - Overall



2 Second Floor Plan - Overall



3 Third Floor Plan - Overall



4 Fourth Floor Plan - Overall



5 Fifth Floor Plan - Overall



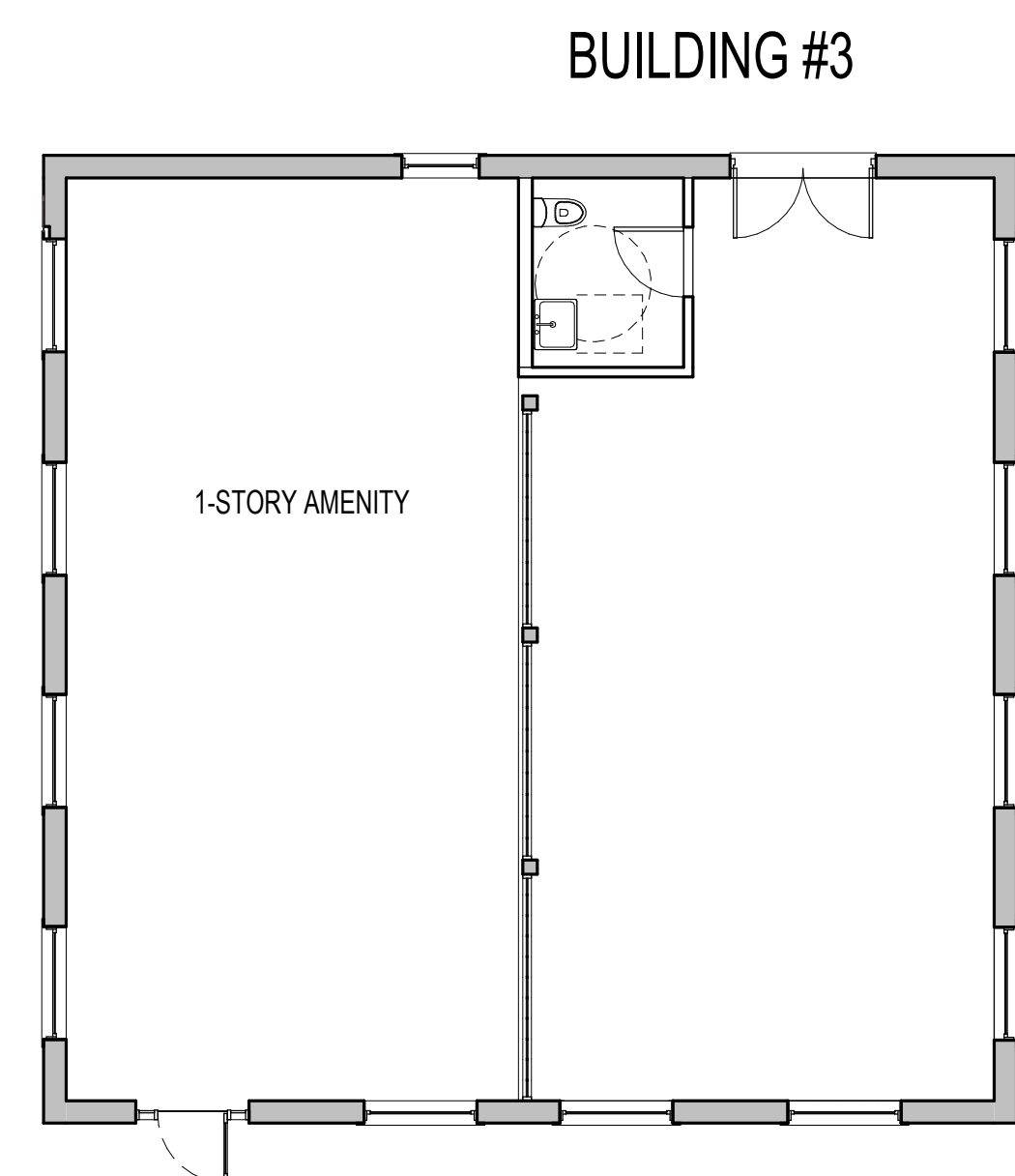
6 Sixth Floor Plan - Overall

REVISIONS		
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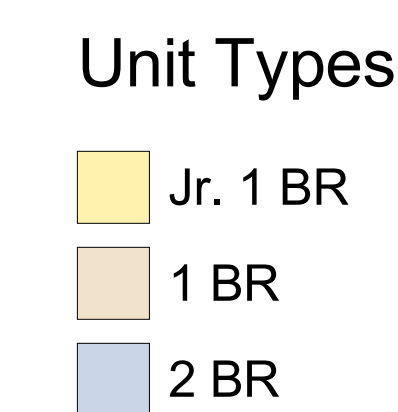
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Overall Floor Plans

DRAWING INFORMATION		
May 28, 2021		
DATE OF ISSUE		
Revised TO Check Set		
DESCRIPTION		
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SCALE	DRAWN BY	
3/4/20.00	3/4/20.00 VB/MB	
PROJECT #	Building #4	
	FILE NAME	

DRAWING NUMBER
**A003
Building #4**



- Unit Types
- Jr. 1 BR
 - 1 BR
 - 2 BR



BUILDING #4



BUILDING #1

Unit Types

- Studio
- Jr. 1 BR
- 1 BR
- 1 BR + DEN
- 2 BR
- 3 BR

ARCHITECT

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(617) 350-0450

PROJECT NAME

Redevelopment of
1165R Mass.
Avenue
1165R Massachusetts Avenue,
Arlington, MA 02476

CLIENT

1165R Mass MA
Property LLC
c/o Spaulding & Siye Investments
One Post Office Square
26th Floor
Boston, MA 02109

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REVISIONS

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DATE

DRAWING TITLE

Building #1, #3, #4
Third Floor Plan

DRAWING INFORMATION

April 6, 2021
DATE OF ISSUE

MassHousing
DESCRIPTION

1/8" = 1'-0"
SCALE

3426.00
PROJECT #

VSMB
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3426_A006p3_MH_P01
Building #1.rvt
FILE NAME

DRAWING NUMBER

A006

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BUILDING #4



BUILDING #1

Unit Types

- Studio
- Jr. 1 BR
- 1 BR
- 1 BR + DEN
- 2 BR
- 3 BR

ARCHITECT

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(617) 350-0450

PROJECT NAME

Redevelopment of
1165R Mass.
Avenue
1165R Massachusetts Avenue,
Arlington, MA 02476

CLIENT

1165R Mass MA
Property LLC
c/o Spaulding & Syre Investments
One Post Office Square
26th Floor
Boston, MA 02109

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REVISIONS

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DATE

DRAWING TITLE

Building #1, #3, #4
Fourth Floor Plan

DRAWING INFORMATION

April 6, 2021
DATE OF ISSUE

MassHousing
DESCRIPTION

1/8" = 1'-0"
SCALE

3426.00
PROJECT #

VSMB
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3426_Archetpe_MA_F04
Building 4.rvt
FILE NAME

DRAWING NUMBER

A007

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BUILDING #4



BUILDING #1

ROOF DECK

Unit Types

- Studio
- 1 BR
- 1 BR + DEN
- 2 BR
- 3 BR

ARCHITECT

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9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350-0450

PROJECT NAME

Redevelopment of
1165R Mass.
Avenue
1165R Massachusetts Avenue,
Arlington, MA 02476

CLIENT

1165R Mass MA
Property LLC
c/o Spaulding & Syle Investments
One Post Office Square
26th Floor
Boston, MA 02109

PROJECT TEAM

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Civil Engineer

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Landscape Architect

Kyle Zick Landscape Architecture
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Boston, MA 02109
(617) 451-1018

REVISIONS

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DATE

DRAWING TITLE

Building #1, #3, #4
Fifth & Sixth Floor
Plans

DRAWING INFORMATION

April 6, 2021
DATE OF ISSUE

MassHousing
DESCRIPTION

1/8" = 1'-0"
SCALE

3426.00
PROJECT #

VSMB
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3426_A008p1_MH_P01
Building 4.rvt
FILE NAME

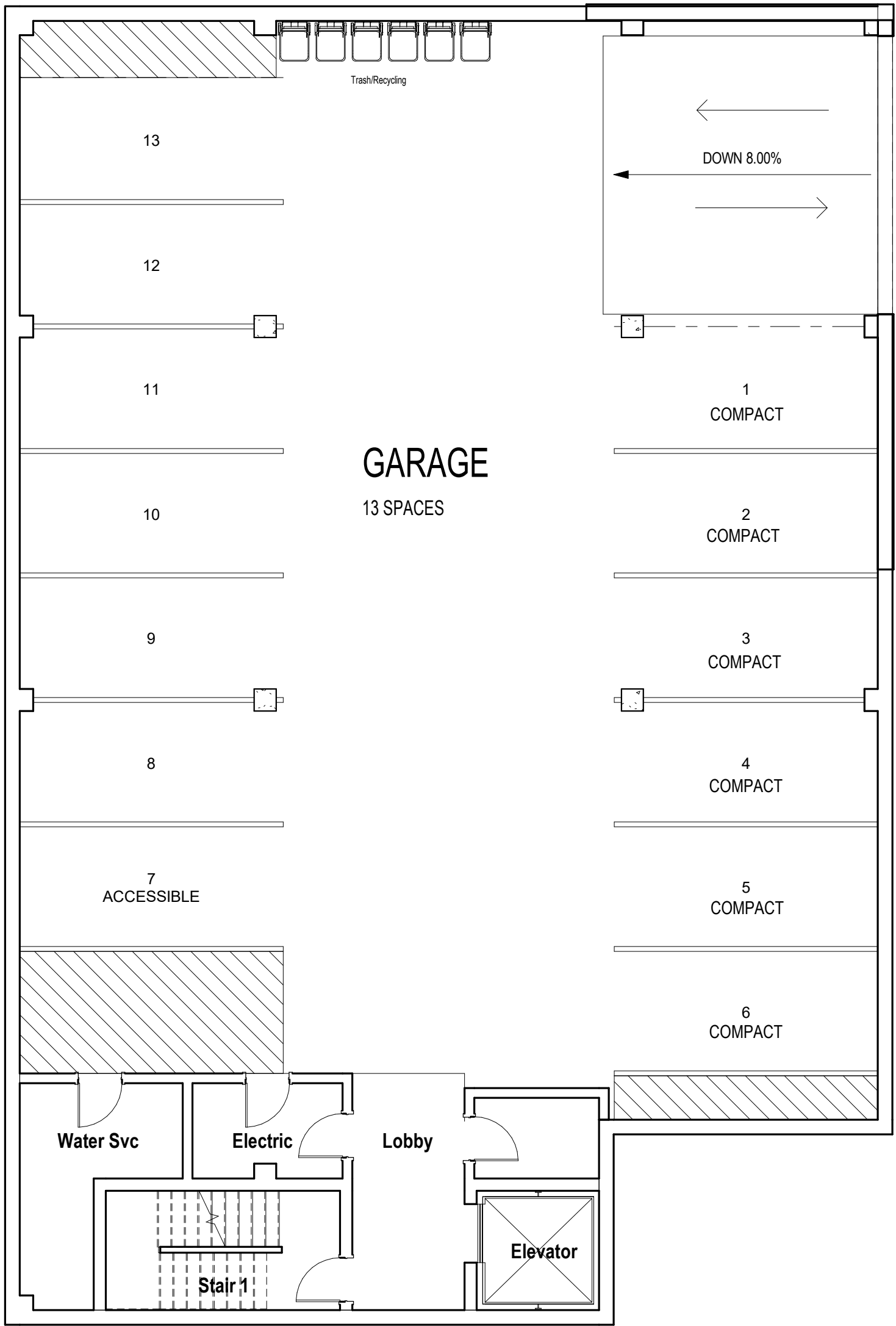
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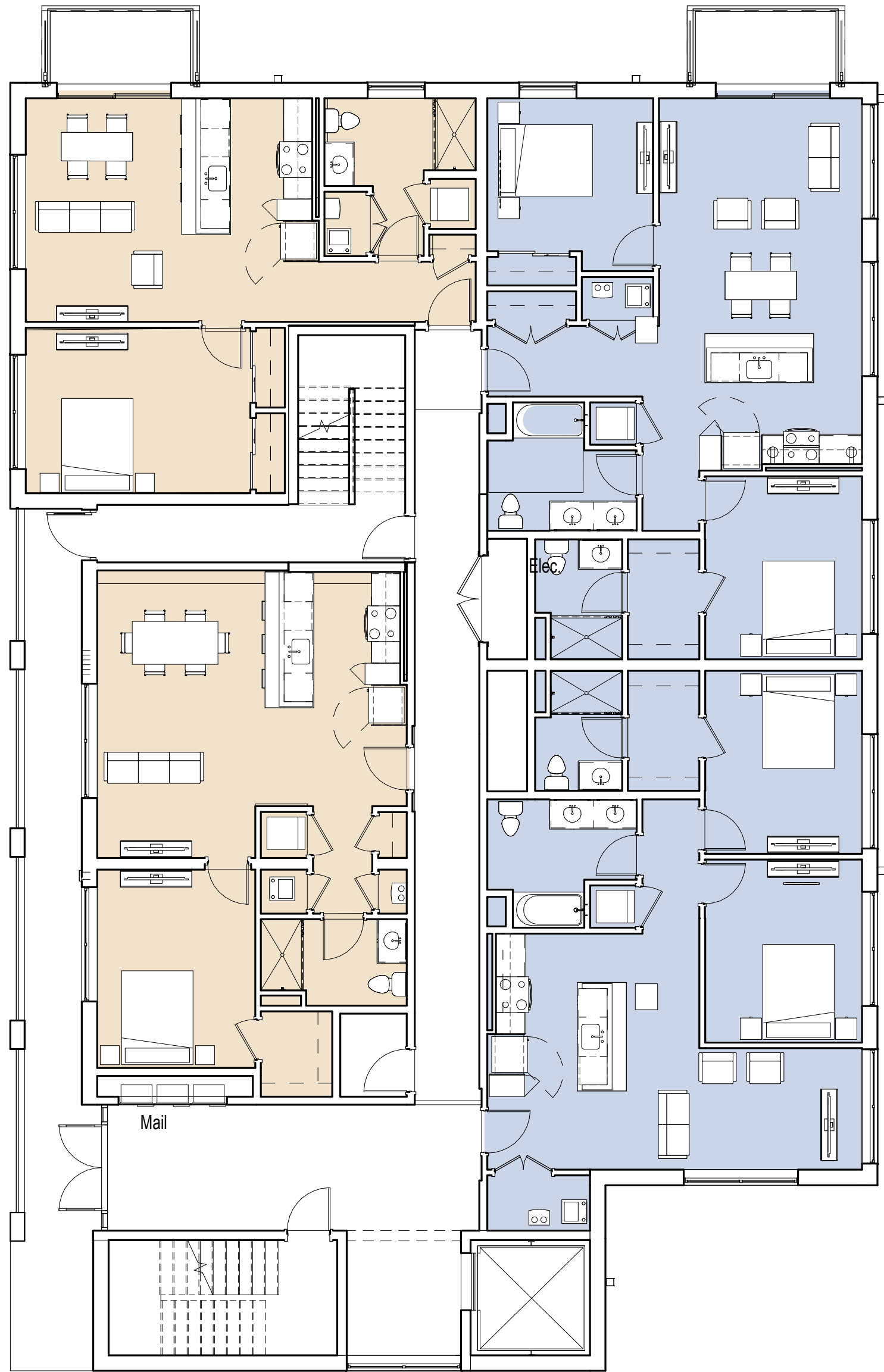
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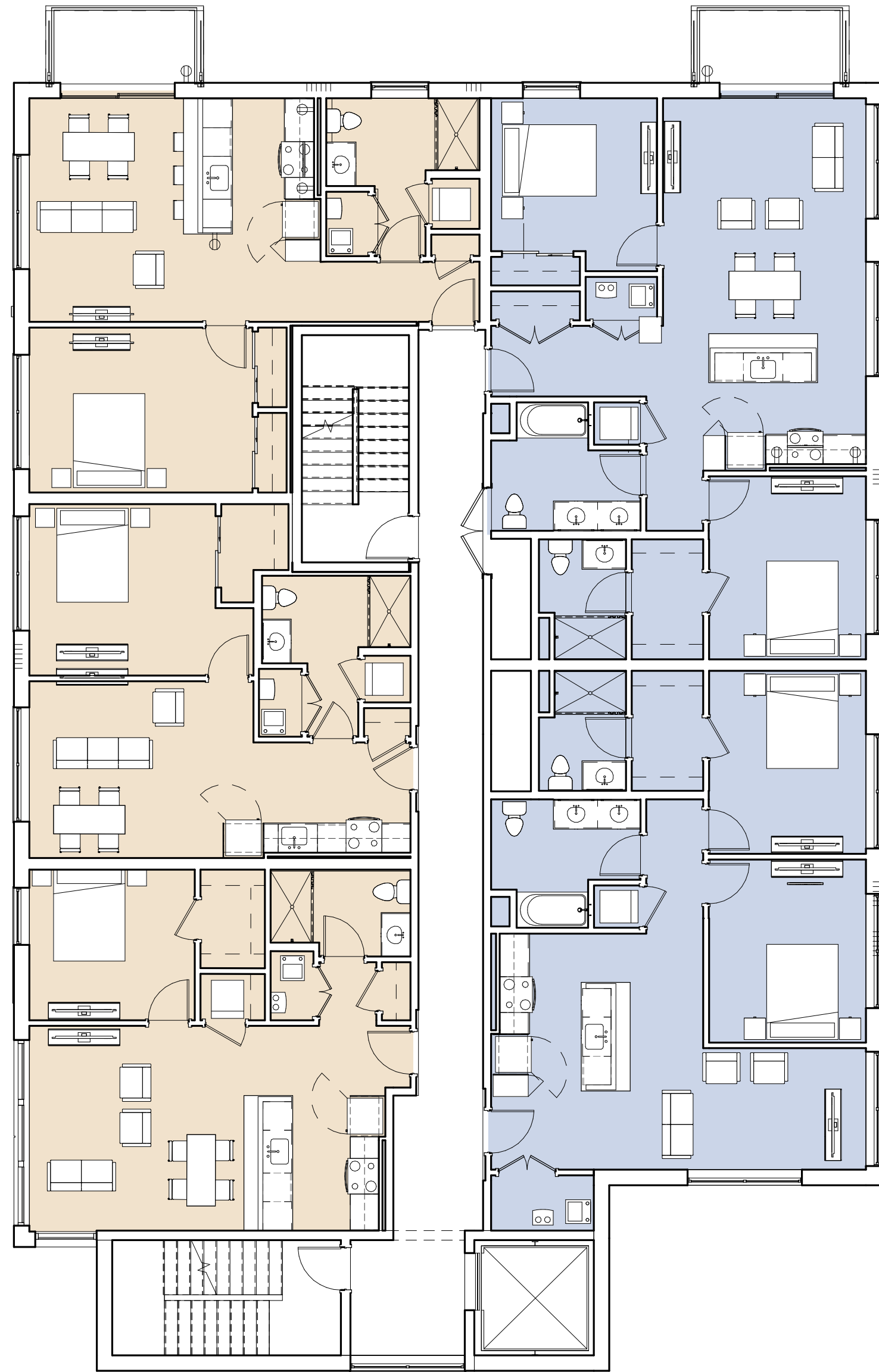
BUILDING #3



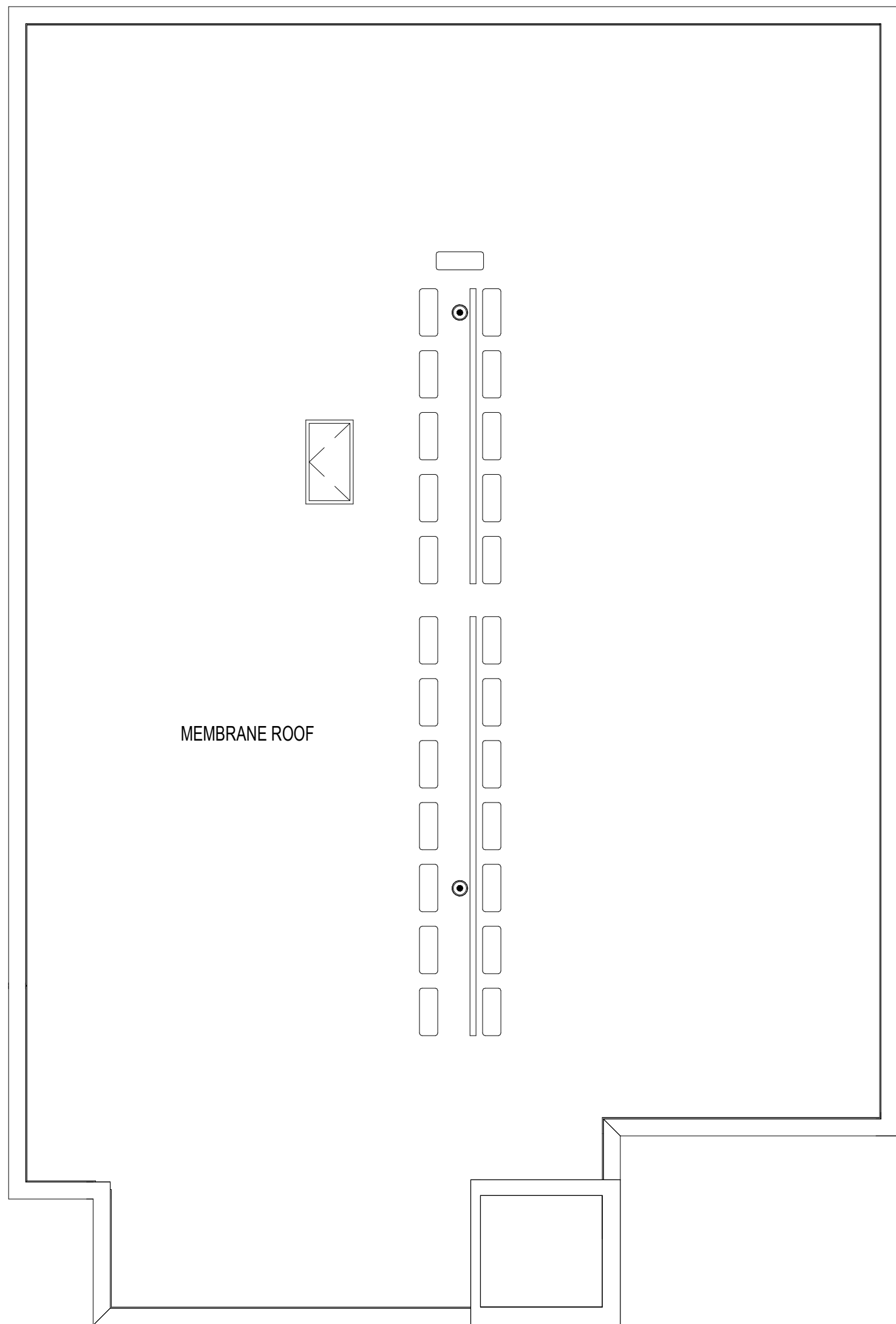
1 Building #2 Parking Plan



2 First Floor Plan



3 Typical Floor Plan 2-4



5 Building #2 Roof

Unit Types

- 1 BR
2 BR

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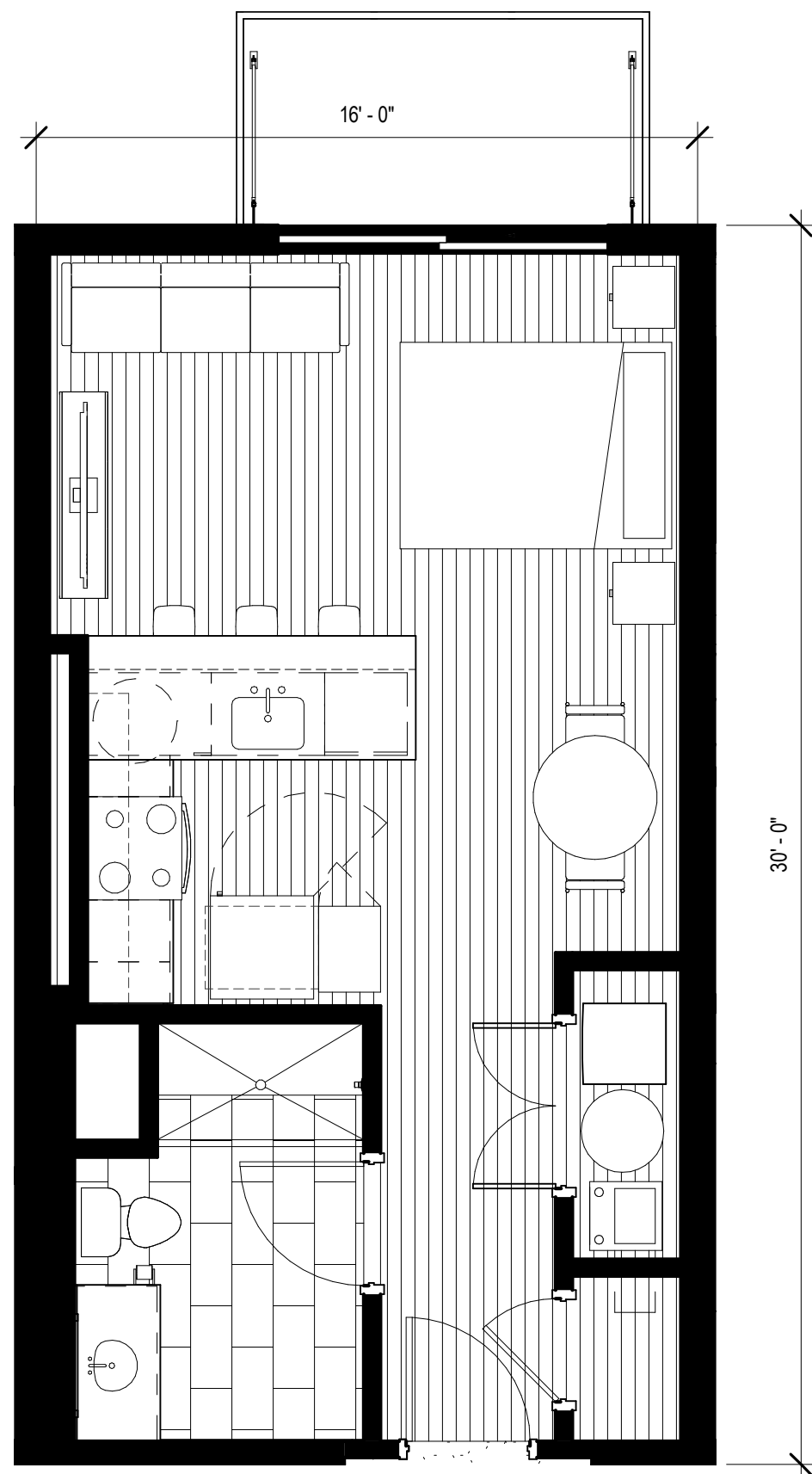
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Building #2 Floor Plans	

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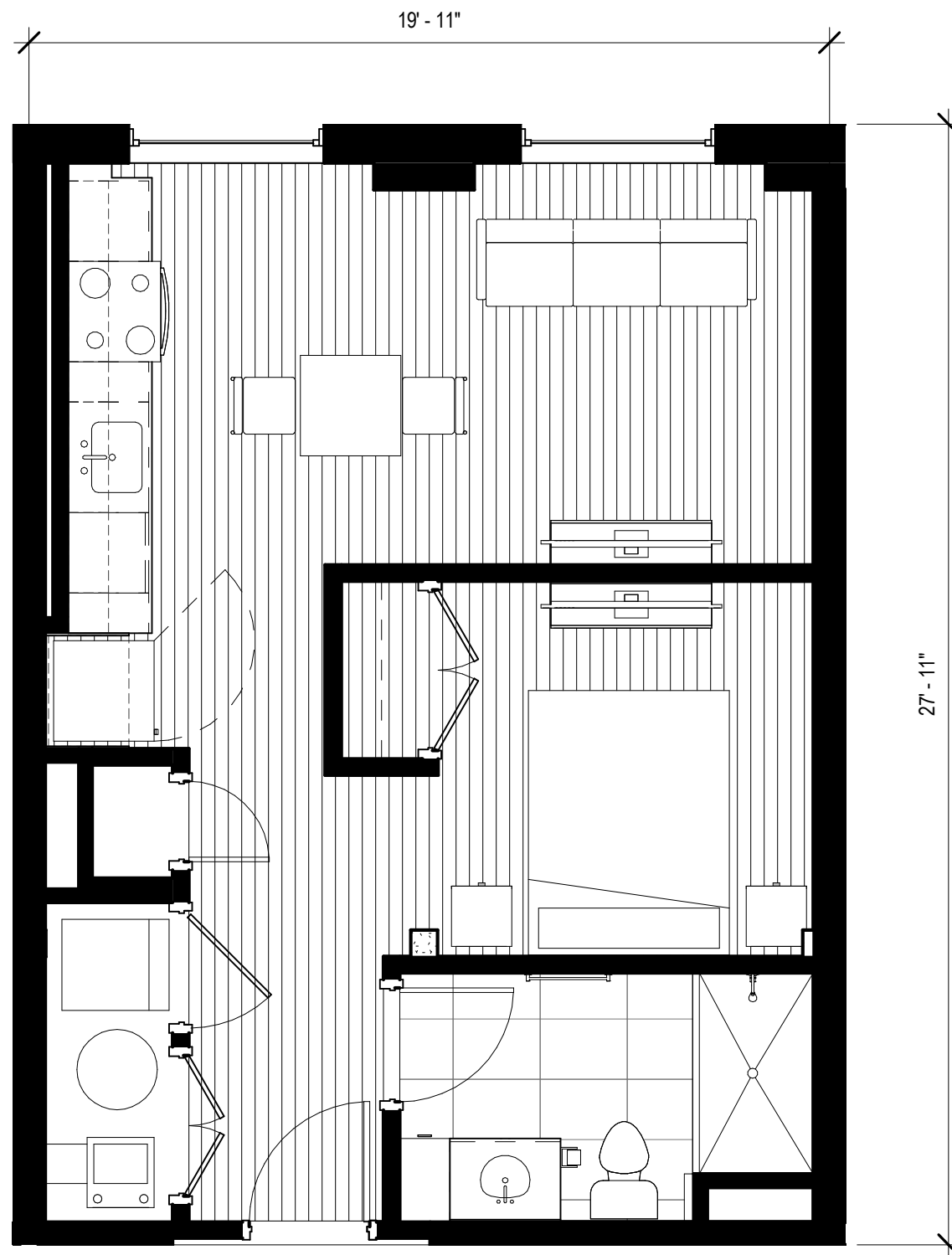
April 6, 2021	DATE OF ISSUE
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VSMB	CHECKED BY
VSMB	FILE NAME

DRAWING NUMBER	
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A010



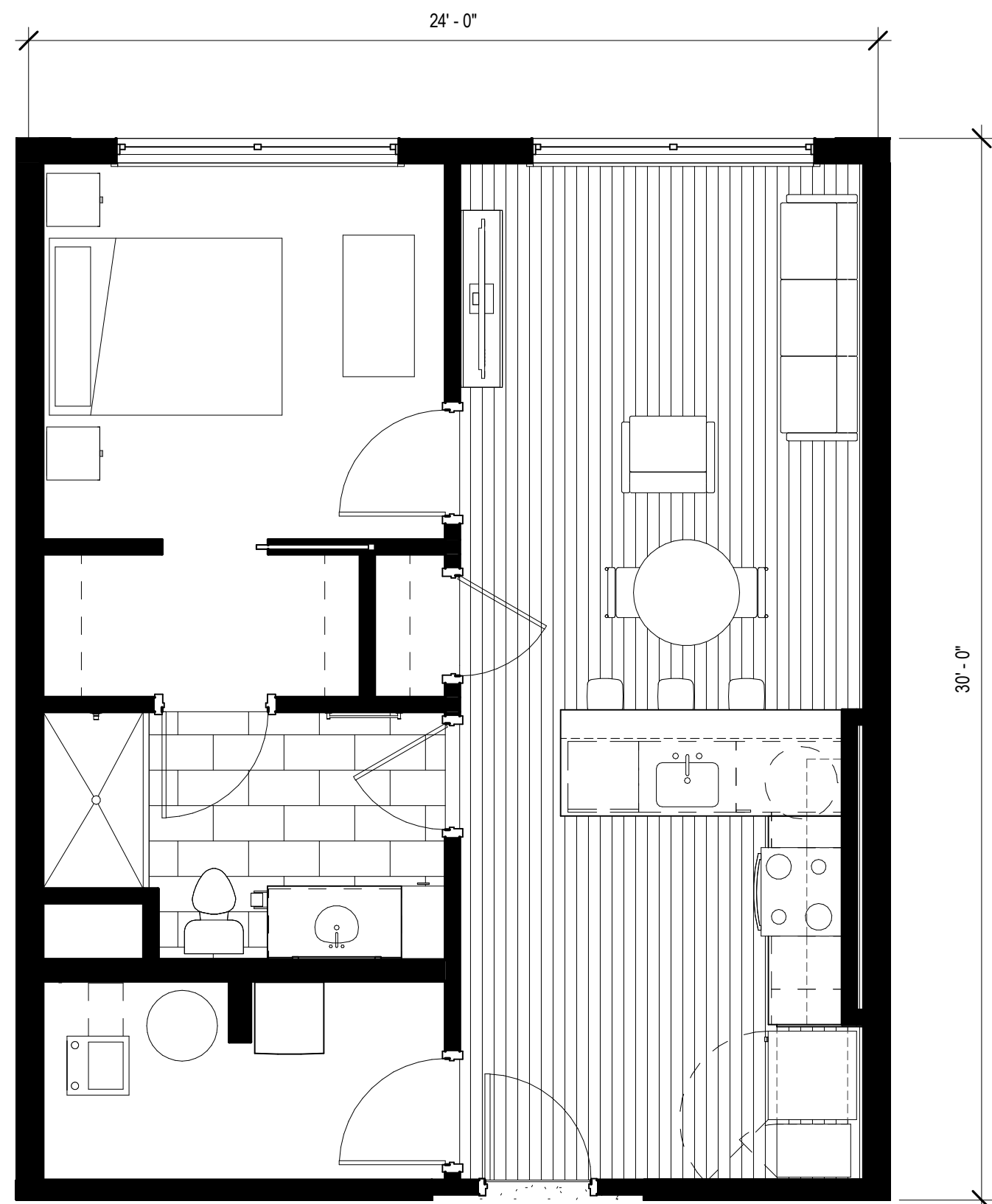
1 Typical Studio



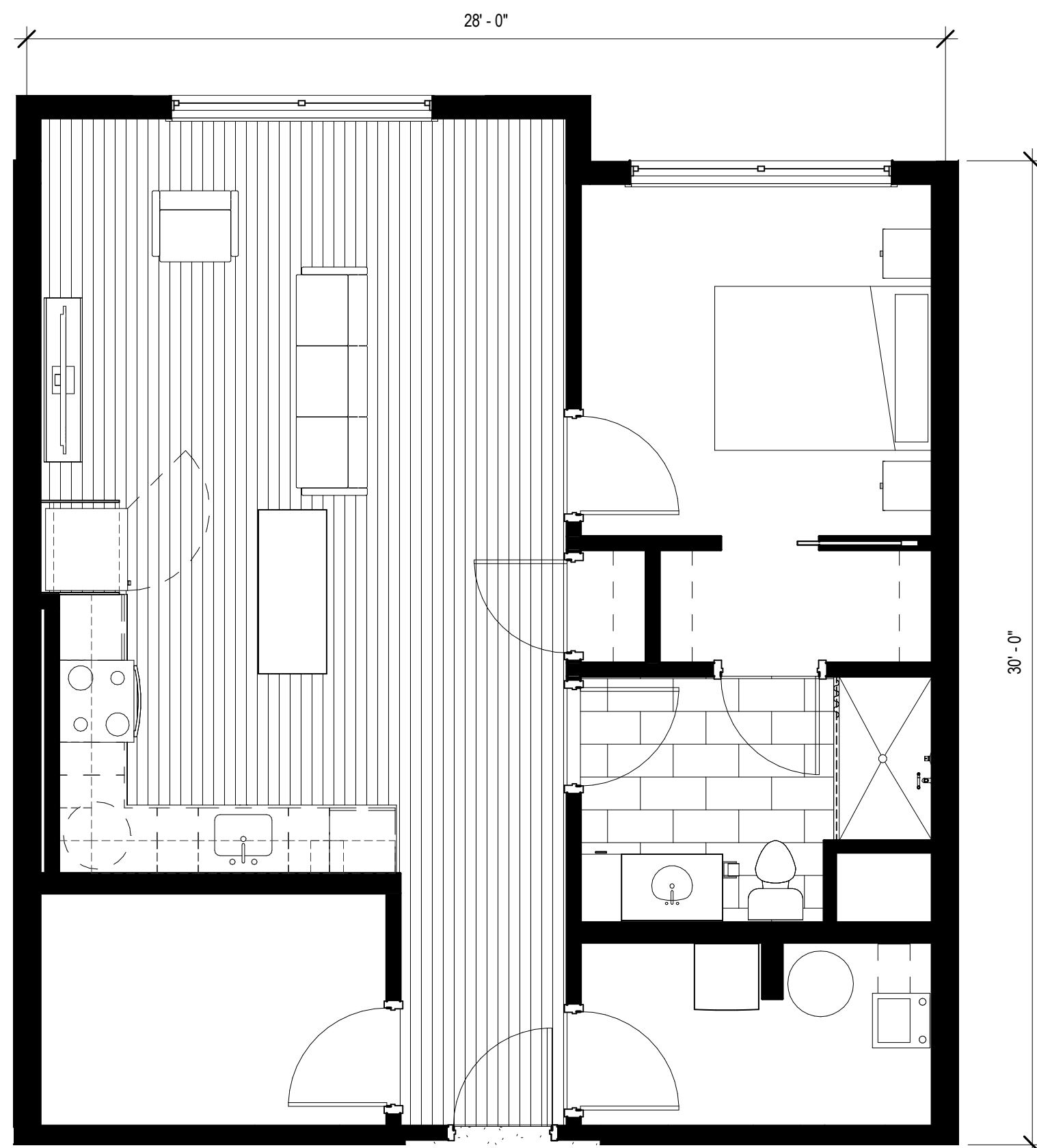
2 Typical Jr. 1 BR



3 Typical 2 BR



4 Typical 1 BR



5 Typical 1 BR + DEN



6 Typical 3 BR

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Typical Unit Plans

DRAWING INFORMATION	
April 6, 2021	DATE OF ISSUE
MassHousing	DESCRIPTION
1/4" = 1'-0"	SCALE
3420.00	PROJECT #
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3420_Archetyp_MA_P20	FILE NAME

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A011



1 Building #1, #4 South



2 Building #4 North



3 Building #4 West



4 Building #1 West



5 Building #1, #4 East

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DRAWING TITLE
**Building #1, #4
Elevations**

DRAWING INFORMATION	
DATE OF ISSUE	April 6, 2021
DESCRIPTION	Mass Housing
SCALE	1/2" = 1'-0"
PROJECT #	3426.00
DRAWN BY	VSMB
CHECKED BY	VSMB
FILE NAME	Building #1, #4 Elevations.dwg



1 Building #2 South



3 Building #2 East



2 Building #2 West



4 Building #2 North

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DRAWING TITLE
**Building #2
Elevations**

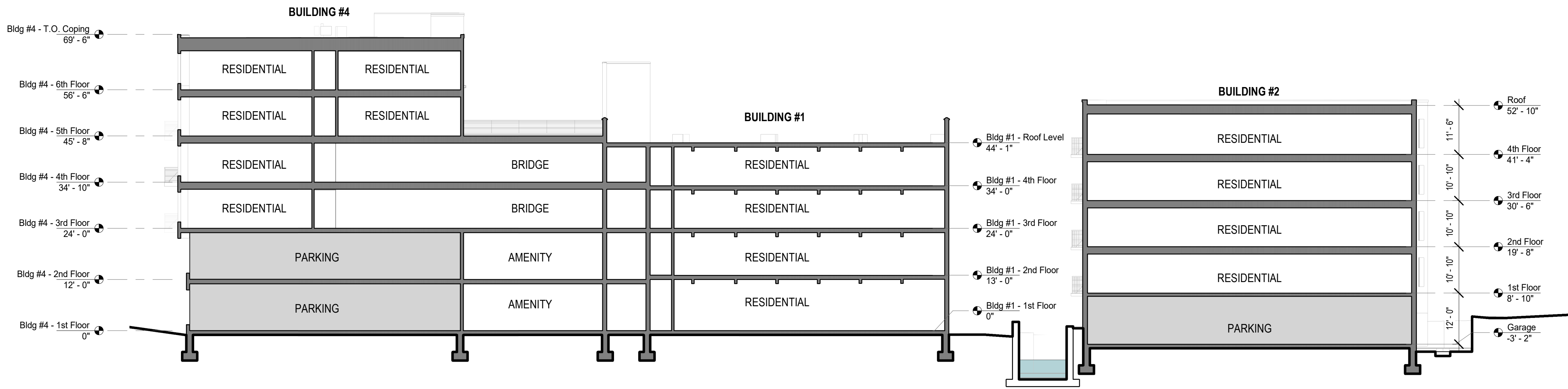
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April 6, 2021
DATE OF ISSUE
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SCALE
3420.00
PROJECT #
VSBM
DRAWN BY
JAC, JACOB, JAC, JAC
Building #2
FILE NAME

DRAWING NUMBER

A013
Building #2

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1 Site Section
1/16" = 1'-0"



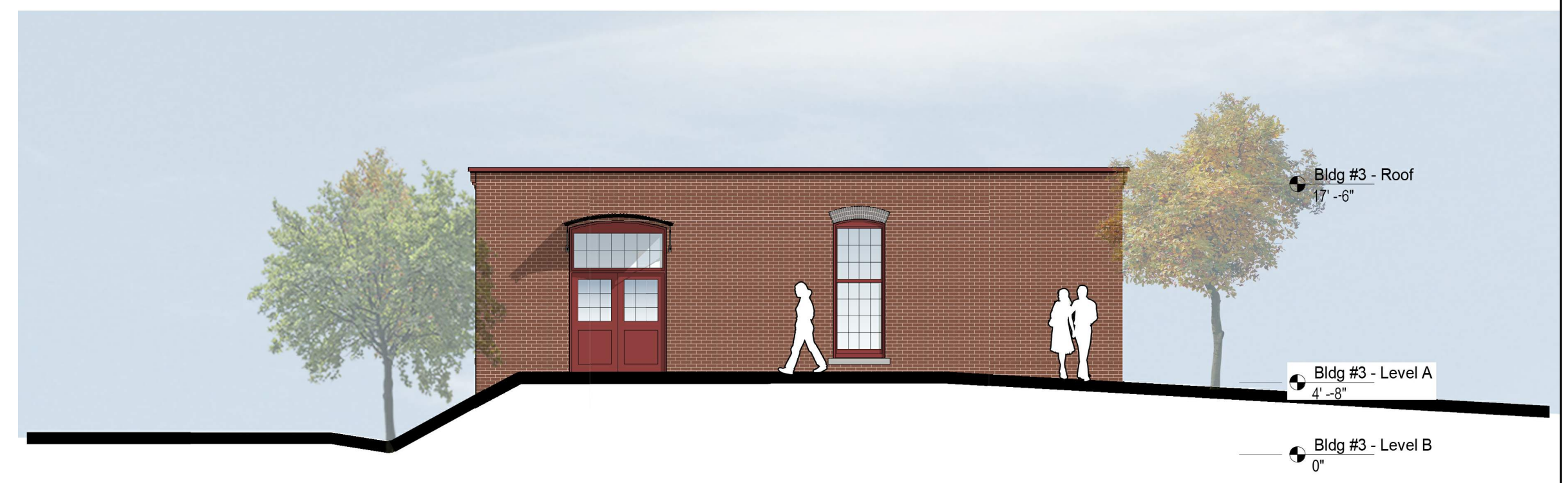
2 Building #2 Section
1/8" = 1'-0"



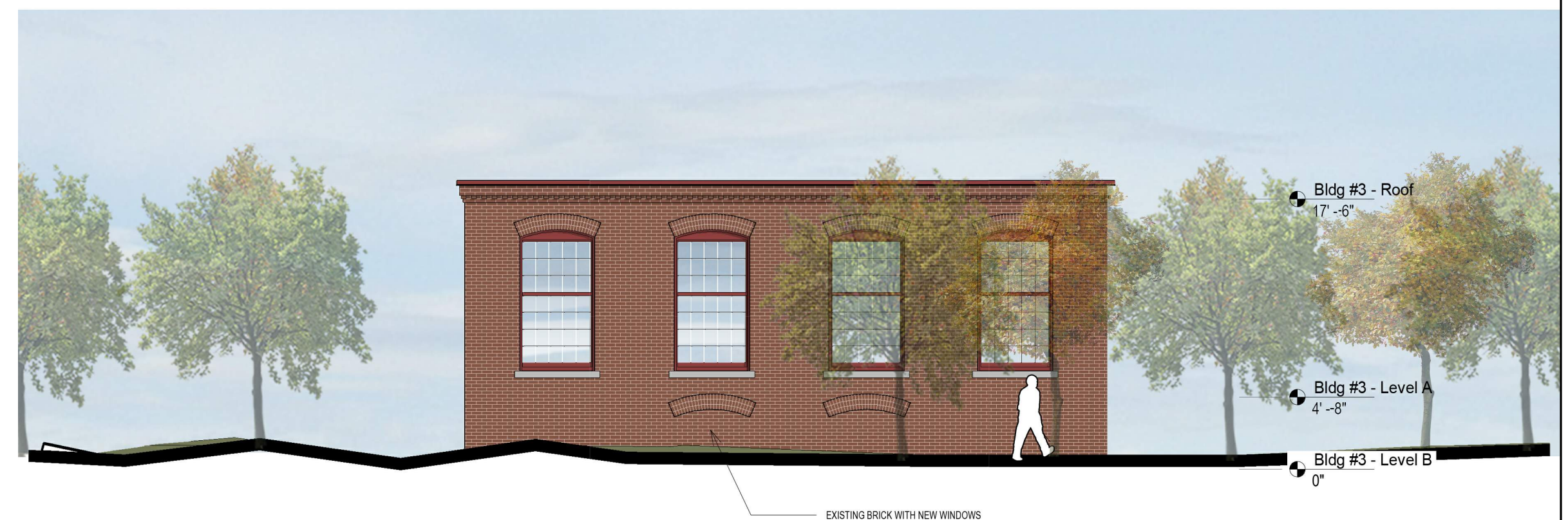
3 Building #3 South
1/8" = 1'-0"



4 Building #3 West
1/8" = 1'-0"



5 Building #3 North
1/8" = 1'-0"



6 Building #3 East
1/8" = 1'-0"

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DRAWING TITLE
**Building Sections
& Building #3
Elevations**

DRAWING INFORMATION

DATE OF ISSUE	April 6, 2021
DESCRIPTION	MassHousing
SCALE	As indicated
PROJECT #	3420.00
DRAWN BY	VSMB
CHECKED BY	VSMB
FILE NAME	Building 4.rvt

DRAWING NUMBER

A014
Building #2

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